157.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,400	/	820,400
USE VALUE:	820,400	/	820,400
ASSESSED:	820,400	/	820,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRELL LAURENCE & DIANA E
Owner 2:	
Owner 3:	
Street 1:	123 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1796 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	379,400		441,000	820,400
Total Card	0.161	379,400		441,000	820,400
Total Parcel	0.161	379,400		441,000	820,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.79 | /Parcel: 456.79

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104158
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,400	0	7,000.	441,000	820,400		Year end	12/23/2021
2021	101	FV	368,600	0	7,000.	441,000	809,600		Year End Roll	12/10/2020
2020	101	FV	368,600	0	7,000.	441,000	809,600	809,600	Year End Roll	12/18/2019
2019	101	FV	266,600	0	7,000.	441,000	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	262,300	0	7,000.	371,700	634,000	634,000	Year End Roll	12/20/2017
2017	101	FV	262,300	0	7,000.	340,200	602,500	602,500	Year End Roll	1/3/2017
2016	101	FV	262,300	0	7,000.	289,800	552,100	552,100	Year End	1/4/2016
2015	101	FV	255,800	0	7,000.	252,000	507,800	507,800	Year End Roll	12/11/2014

!12257!

PRINT

Date	Time
12/30/21	14:14:49

LAST REV

Date	Time
10/15/18	11:36:44
apro	

PAT ACCT. 12257

USER DEFINED

Prior Id # 1:	104158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13174-101		4/1/1977	Forclosure	42,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2006	579	Wood Dec	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas. Denied	355	PATRIOT
11/3/2008	Entry Denied	355	PATRIOT
11/3/2008	Info At Door	355	PATRIOT
12/16/1999	Mailer Sent		
11/29/1999	Entry Denied	268	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23463249
Const Adj.:	0.99989998
Adj $ / SQ:	172.831
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466151
Depreciation:	86704
Depreciated Total:	379447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

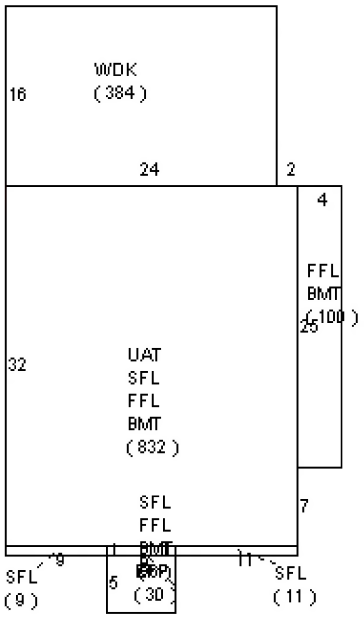
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	172.83
Special Features:	0	Val/Su Net:	113.05
Final Total:	379400	Val/Su SzAd	211.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	938	51.850	48,635
FFL	First Floor	938	172.830	162,116
SFL	Second Floor	858	172.830	148,289
WDK	Deck	384	8.600	3,304
UAT	Upper Attic	208	69.130	14,380
EFP	Enclos Porch	30	72.590	2,178

Net Sketched Area:	3,356			Total:	378,902
Size Ad	1796	Gross Area	3980	FinArea	1796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	